

**MINUTES OF THE SPECIAL MEETING OF THE TRINIDAD PLANNING
COMMISSION
WEDNESDAY, SEPTEMBER 04, 2019**

I. CALL TO ORDER/ROLL CALL (5:00 pm)

Commissioners Present: Graves, Kelly, Lake
Commissioner Late: Stockness
Commissioner Absent: Johnson
City Planner Staff: Parker
City Staff: Zetter

II. APPROVAL OF AGENDA

No formal motion to approve the agenda. Approval made by acclamation.

III. ITEMS FROM THE FLOOR

Commissioner Lake expresses frustration that the packet was not posted on the City's website until Tuesday. She also took exception to the agenda memo being addressed to the Planning Commission. She also stated that the Coastal Commission staff wrote a letter stating that the Van Wycke Trail closure and designating 20 a minute parking zone on the bluff both require a CDP; she is concerned that the City has overstepped its authority on projects that require a CDP. Lastly, she opined that the Planning Commission meetings should be on Tuesdays, in order to be consistent with the City Council.

In response to Lake, Commissioner Graves advised that he has suggested, both to the City Clerk and City Manager, the City implement a two-step process regarding the posting of the packets/agendas. Furthermore, he expressed a preference to keep the meeting dates as they are unless the Council wants it changed.

In response to Lake, City Planner Parker stated the packet material does reference the specific meeting packet where the previous material can be found. She also confirmed that a website link was provided on the agenda, as requested at the previous meeting. Furthermore, Parker noted that having two meetings a month already makes it difficult to put packet material together quickly, and that the City Manager prefers having the meetings on different days of the week, as there are more opportunities to have special meetings.

S. Laos (Trinidad Rancheria) stated she found the referenced material without a problem.

IV. AGENDA ITEMS

- a. General Plan Update: The following items will be discussed: current status, schedule and public outreach; Introduction Chapter; Land Use Element; Coastal Commission comments.

Staff report

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City Planner Parker stated she wants to obtain guidance from the Planning Commission before she makes substantial edits to the General Plan based on the Coastal Commission staff comments. Parker provided a revised Chapter 1: Introduction for a final review that was edited and voted on by the Planning Commission at the previous meeting. She also provided the Land Use Element with some notes regarding the California Coastal Commission staff's comments. She pointed out that the CCC staff's comments were suggestions, meaning that change is not always necessary.

Commissioner Comments/Questions:

Commissioner Graves noted he is in agreement with the CCC staff that the document should not include the verbiage "should." He suggested that since the CCC has total control over the City, he recommends that the City take their suggestions quite literally. He opined the City should accept what they are proposing, as it will be the path of least resistance. He advised the direction he would give is to incorporate everything the CCC staff is recommending.

Parker advised that while she does generally agree with that approach, she stressed that switching everything back will be time consuming. She also noted that in some cases the City is trying to avoid certain verbiage, such as 'should' verses 'shall,' and that the Planning Commission has made conscious choices to do things a certain way. She stated that the Planning Commission should be careful of what the City may be committed to. Parker suggests adding the verbiage such as "if funding allows to certain programs."

Graves agrees with Parker adding language like "if funding allows." He concluded he supports everything that Parker has provided thus far. He wants to find a way to make the process simpler for the Commission and public.

Parker stated that sometimes it unclear if something is a program, initiative, policy or principle. LU-1b.4 is examined as an example, with Parker noting that it should probably be a program, but under what policy. Lake commented that the General Plan and ordinances should be periodically reviewed regardless of policy. She thinks that LU-1b.4 can be removed from the General Plan. There is general agreement with this. Lake reminded the Commission that regulations need to be updated when new state laws are put into effect anyway. Parker explained that there are likely quite a few policies and programs that could/should be removed, because things have kept being added over the many years of updates, and it's probably time to pare some down.

Kelly questioned why the City would have its own General Plan, when the City is in the Coastal zone and the CCC already has a plan in place. She asks why not just adopt the Coastal Act. Parker clarified for Kelly that the CCC does not have a plan, but instead the Coastal Act and regulations. She further advised there are matters that are not covered by the Coastal Act, such as noise, housing, etc. The idea is that the General Plan should be tailored to the City, as the Coastal Act is not as comprehensive. Lake added that cities are not governed by the CCC, as they are sovereign. She opined that we don't want to give up our rights to an appointed body.

Graves reminded the Commission, public, and staff that the letter the City received is from CCC staff, and the CCC does not always follow recommendations made by their staff. Kelly stated she agrees with both Lake and Graves' comments and noted that none of the CCC staff's comments stuck out to her in a way that seems problematic at this point.

Commissioner Graves acknowledges Commissioner Stockness' arrival.

Parker confirmed that she will follow the CCC staff recommendations to the best of her ability, re-categorize as much as she can, while also changing the language. Parker did, however, mention that she does have questions for the CCC staff. Furthermore, she wants to keep the General Plan update moving.

Commissioner Lake made a formal request of staff to obtain a copy of the existing General Plan. She also wants a copy of the Coastal Act policies that are being referenced.

Parker advised that when she makes updates to the General Plan, she will put any removed information/policies into a different document, to ensure that there is a record of what has been removed so it can be put back if needed.

Kelly thanked staff for the list of general plan elements provided, showing the progress the City has made for each section of the General Plan. Kelly questioned the need to include *rocks, beaches, and ocean* in the vision statement of the Introduction. Commissioner Stockness stated she requested the information to be included, because she prefers the General Plan be descriptive. Commissioner Lake agreed, and suggested adding *sea stacks* and *bay*. Parker suggested that *beaches* and *rocks* be removed, and instead include the *Pacific Ocean*. Commissioner Stockness stated she would like both *Pacific Ocean* and *beaches* to be included. Parker stated she can include *Trinidad Bay* after the addition of *Pacific Ocean*, and change *offshore rocks* to *sea stacks*.

Public Comment

S. Laos (Trinidad Rancheria) had the following comments:

S. Laos requested clarification on page 5 in the section Open Space. She questioned if the Open Space refers to just the City limits or Planning Area. Parker clarified it is in reference to the City zoning designation. Laos also requested the examination of the California Coastal National Monument document, in order to obtain the definition regarding the near and off-shore rocks.

S. Laos commented that the Rancheria is in support of the designation of "Harbor Zone" for the harbor area referred to on page 10. However, she also noted that the bottom of page 10 references several large developable lots, including the two vacant lots (that make up the horse pasture) are now owned by the Land Trust. She clarifies that there isn't an intent to develop the property and so those probably should be taken out of the discussion. Parker advises that she is aware, but has not updated the information yet.

S. Laos advised that on page 11 the information needs to be updated to show that the parcels the Rancheria own are developed and the parcel owned by the City is un-

developed. Laos also stated, that in general, the Rancheria is in favor of most of the City's goals, because whether it is transferred into trust or not, there needs to be plan in place; the Rancheria will continue to manage the harbor consistent with these goals. She also mentioned that the Rancheria is working on a marine plan.

Commissioner Comments/Questions:

Planning Commissioners, S. Laos (Trinidad), and Parker had a collective discussion regarding policies LU-4.3 (both of them) and LU-3.5. It was noted that most of the policies are written such that the property owner is the responsible party, and LU-4.3 (1st one) is inconsistent with that. It is generally agreed that the City and the Rancheria should work together on coordinating parking and shuttle service, but the Rancheria (owner) would have primary responsibility. Laos requested clarification as to the intent of LU-4.3 (2nd one), and it was generally agreed that it should be worded to primarily prevent further subdivision. Laos also opined that LU-4.5 reads like a mandate and questioned how the City could enforce something like that. Lake suggested it be reviewed by CCC staff.

V. STAFF REPORT

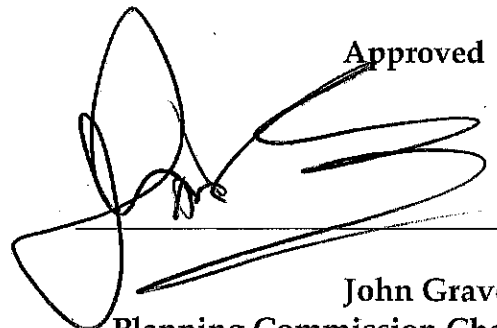
Parker advised that she is currently working on staff reports for the City Council's September 10th meeting.

VI. ADJOURNMENT

The next regularly scheduled meeting is September 18, 2019. The meeting was adjourned at 6:30 pm.

Submitted by:
by:

Angela Zetter
Administrative Assistant

Approved

John Graves
Planning Commission Chair